

FOR LEASE

Baltimore County, MD

MCLEAN RIDGE IV

8098 SANDPIPER CIRCLE | WHITE MARSH, MARYLAND 21236

UNDER NEW OWNERSHIP!

AVAILABLE

1,500 - 37,650 sf

ZONING

ML

OCCUPANCY

Immediate

PARKING

5.6/1,000 sf

Ideal for medical users!

RENTAL RATE

\$14.00 - \$15.50, NNN

HIGHLIGHTS

- ▶ Single story office building with individual suite entrances
- ▶ Efficient floor plan
- ▶ Convenient access to I-95, I-695, Route 40, and Route 7 (Philadelphia Road)
- ▶ Nearby Amenities include White Marsh Mall, The Avenue at White Marsh, Nottingham Commons, hotels, banking, and more
- ▶ Established White Marsh landlord



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BIRDSEYE

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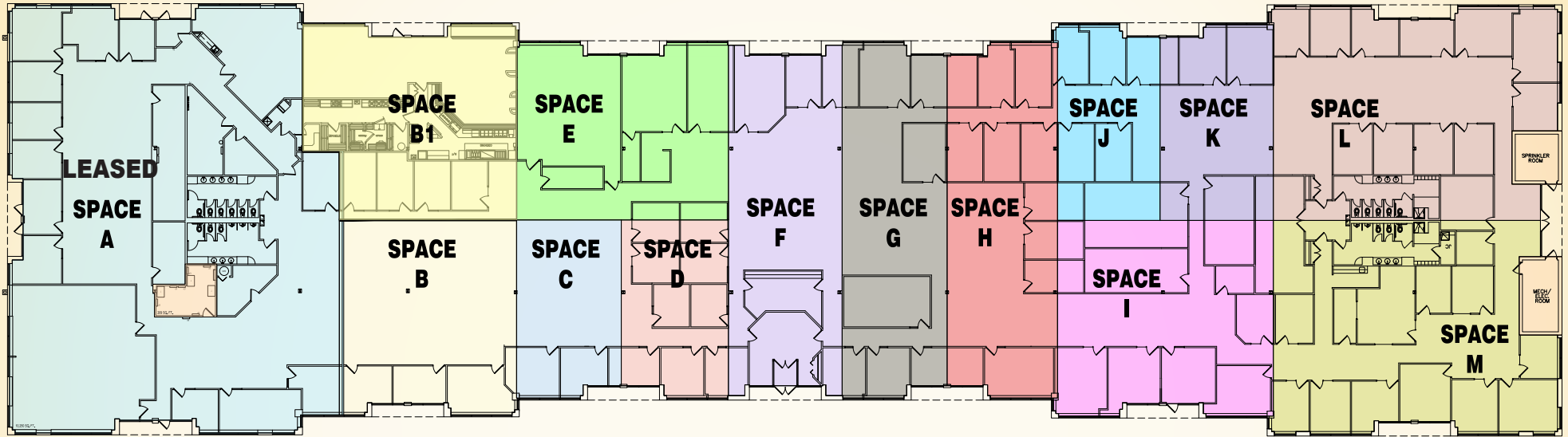


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FLOOR PLAN



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SQ. FOOTAGE CHART

SUITE	RENTABLE SF
SUITE A	LEASED
SUITE B	2,628 SQ. FT.
SUITE B1	2,991 SQ. FT.
SUITE C	1,421 SQ. FT.
SUITE D	1,449 SQ. FT.
SUITE E	2,854 SQ. FT.
SUITE F	2,989 SQ. FT.
SUITE G	2,837 SQ. FT.
SUITE H	2,988 SQ. FT.
SUITE I	3,223 SQ. FT.
SUITE J	1,533 SQ. FT.
SUITE K	1,690 SQ. FT.
SUITE L	4,444 SQ. FT.
SUITE M	4,392 SQ. FT.
TOTAL	

KEY

	BUILDING COMMON	678 SQ. FT.
	AVAILABLE	37,650 SQ. FT.
BUILDING TOTAL		38,328 SQ. FT.